077.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,873,300 / 1,873,300
					USE VALUE:	1,873,300 / 1,873,300
					ASSESSED:	1,873,300 / 1,873,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OWAYDA SLEIMAN & SUZANNE
Owner 2:	TRUSTEES/OWAYDA REALTY TRUST
Owner 3:	
Street 1:	15 PARKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOOK STEPHANIE ANN/TRS -
Owner 2:	PARKER REALTY TRUST -
Street 1:	15 PARKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,182 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Wood Shingle Exterior and 5021 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13182.000	1,017,100		856,200	1,873,300
Total Card	0.303	1,017,100		856,200	1,873,300
Total Parcel	0.303	1,017,100		856,200	1,873,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.13 | /Parcel: 373.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48807
GIS Ref:
GIS Ref:
Insp Date: 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,016,900	0	13,182.	856,200	1,873,100	1,873,100	Year End Roll	12/18/2019
2019	101	FV	788,100	1600	13,182.	856,200	1,645,900	1,645,900	Year End Roll	1/3/2019
2018	101	FV	788,100	1600	13,182.	733,900	1,523,600	1,523,600	Year End Roll	12/20/2017
2017	101	FV	788,100	1600	13,182.	685,000	1,474,700	1,474,700	Year End Roll	1/3/2017
2016	101	FV	788,100	1600	13,182.	587,100	1,376,800	1,376,800	Year End	1/4/2016
2015	101	FV	692,700	1600	13,182.	526,000	1,220,300	1,220,300	Year End Roll	12/11/2014
2014	101	FV	692,700	1600	13,182.	486,800	1,181,100	1,181,100	Year End Roll	12/16/2013
2013	101	FV	692,700	1600	13,182.	464,200	1,158,500	1,158,500		12/13/2012

!6410!

PRINT

Date	Time
12/10/20	21:11:37

LAST REV

Date	Time
07/23/19	09:14:37
apro	

USER DEFINED

Prior Id # 1:	48807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6410

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOOK STEPHANIE	57816-319		11/7/2011		1,190,000	No	No		
HOOK CAROL A	50228-264		10/16/2007	Family	99	No	No		
HOOK STEPHANIE	50209-492		10/11/2007	Family	99	No	No		
HOOK CAROL A	46490-194		11/17/2005	Family	99	No	No		
HOOK STEPHANIE	46089-57		9/15/2005	Family	99	No	No		
HOOK CAROL A	43850-150		10/8/2004	Family	99	No	No		
HOOK STEPHANIE	43850-143		10/8/2004	Family	99	No	No		
HOOK CAROL A	39788-497		7/2/2003	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2012	171	Manual	275,000	C				update 1st & 2nd f
1/26/2012	97	Inter-De	40,000					interior demo, exc

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
6/1/2012	Meas/Inspect	JBS	JOHN S
2/7/2012	MLS	EMK	Ellen K
5/11/2009	Meas/Inspect	189	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13182		Sq. Ft.	Site		0	70.	0.93	4			View	50					856,238						856,200	

Total AC/HA: 0.30262 | Total SF/SM: 13182 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 856,238 | Spl Credit | Total: 856,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95049798
Const Adj.:	1.00490344
Adj $ / SQ:	119.395
Other Features:	168000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1066125
Depreciation:	49042
Depreciated Total:	1017083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

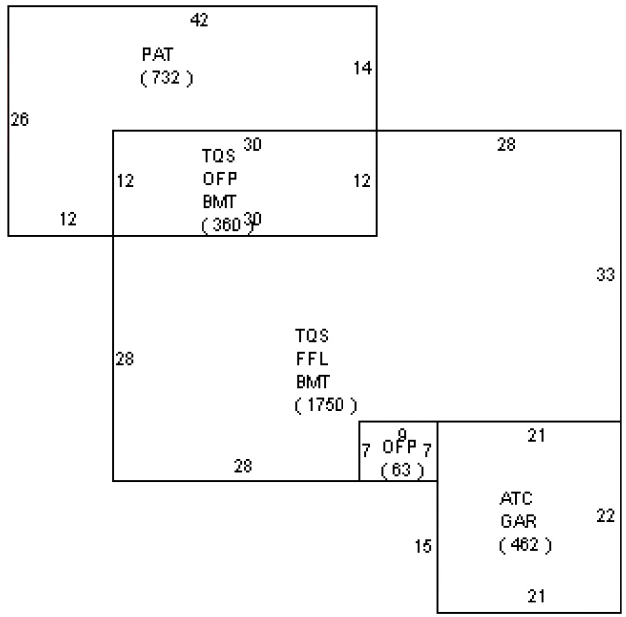
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.32
Special Features:	0	Val/Su Net:	140.85
Final Total:	1017100	Val/Su SzAd	291.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,110	59.170	124,853
FFL	First Floor	1,750	119.390	208,941
TQS	3/4 Story	1,583	119.390	188,942
PAT	Patio	732	2.780	2,032
GAR	Garage	462	20.510	9,476
OFP	Open Porch	423	20.500	8,672
ATC	Attic	162	119.390	19,306

Net Sketched Area:	7,221			Total:	562,222
Size Ad	3494.2	Gross Are	8049	FinArea	5021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	